



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

October 6, 2021

5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.

Board of Zoning Appeals-Site Design

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian— *Chair, Architectural Designer*

Amanda Graham Barton, *Landscape Architect*

Jennifer DeCiantis, *Landscape Architect/Certified Arborist*

Paula Murphy, *Layperson, Previously in land Development*

Ruthie Ravenel, *Real Estate*

Kelvin Huger, *Attorney*

Jeff Webb, *Civil Engineer*

Your City of Charleston Staff are:

Eric Schultz, *Board Administrator*

Lee Batchelder, *Zoning Administrator*

Scott Valentine, *TRC Coordinator*

Bethany Whitaker, *Clerk*

The Board of Zoning Appeals—Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Agenda Item #A-1

BEES FERRY ROAD & SANDERS ROAD
(West Ashley)

TMS # 343-16-00-018, 019, 021, 063 & 064

Request a variance from Sec 54-327 to allow the removal of 13 grand trees.

Request a special exception from Sec 54-327 to allow the removal of three grand tree.

Zoned LB & DR-1F



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- Inputs for variance types: A Variance and/or Special Exception, Tree Removal, Landscaping/buffers, Parking surface, Other, Reconsideration of a decision of the Board, Extension of an unexpired Variance.

MEETING DATE REQUESTED: October 6, 2021

Property Address SW Corner of Bees Ferry Road & Sanders Road TMS # 286-00-00-001

Property Owner Bear Island LLC 2 Daytime Phone 843-870-3788

Applicant Thomas & Hutton on behalf of Davis Development Daytime Phone 843-725-5276

Applicant's Mailing Address 682 Johnnie Dodds Blvd, Suite 100, Mount Pleasant, SC 29464

E-mail Address riley.b@tandh.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineer

Zoning of property LB & DR-1F

Information required with application: (check information submitted)

- Inputs for application requirements: Scaled site plan, Photographs of site, For requests to remove trees, Check, credit card or cash, YES or NO - Is this Property restricted by any recorded covenant?

Optional but very helpful information:

- Input for optional information: Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant [Signature] Date 09/02/21

For office use only: Date application received, Staffperson, Fee \$, Time application received, Receipt #

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

We request a variance from Section 54-329 (b) of the City of Charleston Zoning Ordinance to remove ten (10) Grand Trees for construction of a multi-family development. The site is located at the southwest corner of Bees Ferry Road and Sanders Road. Multiple layout alternatives have been explored to minimize the tree & environmental impacts while also complying with subdivision requirements of the Zoning ordinances. 85% of the grand trees and over 1300 protected trees will be saved resulting in a post development tree density of over 36 trees per acre.

Trees Requesting Removal:

28" Hickory (C), 29" Blackgum (C), 25.5" Hickory (C), 25.5", 29" Live Oak (B), 32.5" Red Oak (D), 26" Live Oak (D), 31" Red Oak (C), 29" Live Oak (C), 25" Hickory (C), 30" Red Oak (D).

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

- Findings list: 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; 2. These conditions do not generally apply to other property in the vicinity; 3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and 4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

We request a special exception from Section 54-329 (b) of the City of Charleston Zoning Ordinance to remove five (5) Category III & IV Grand Trees for construction of a multi-family development. The site is located at the southwest corner of Bees Ferry Road and Sanders Road. Multiple layout alternatives have been explored to minimize the tree & environmental impacts while also complying with subdivision requirements of the Zoning ordinances. 83% of the grand trees and over 1300 protected trees will be saved resulting in a post development tree density of over 36 trees per acre.

Trees Requesting Removal:

24.5" Poplar (D), 24" Poplar (C), 25" Water Oak (D), 25.5" Water Oak (D), 24.5" Water Oak (D)

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Variance Test Explanation:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property:
 - The density of the grand trees, the stormwater requirements for the Church Creek basin and the existing power transmission easement through the center of the property make this an extraordinarily challenging location. Governmental requirements for stormwater detention, parking lots, utility separations, sidewalks, building placement, etc. force the removal of some trees for compliance as well as for safety and maintenance of the required infrastructure.
 - The property is also subject to additional environmental constraints such as jurisdictional wetlands to work around.
 - Multiple layout alternatives have been explored to incorporate/save the higher quality trees into the plan and to minimize the overall tree & environmental impacts while also complying with development requirements of the City Zoning ordinances.

2. These conditions do not generally apply to other property in the vicinity:
 - The density of the grand trees, the stringent stormwater requirements for the Church Creek basin and the existing power transmission easement are conditions that do not generally apply to the majority of properties in the surrounding vicinity.
 - These site constraints limit the layout/infrastructure options which have to comply with the many other zoning/regulatory requirements.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:
 - Protection of all grand trees would effectively prohibit the utilization of the property for the proposed use allowed by the City Zoning ordinance.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - 81% of the grand trees & over 1300 protected trees are being saved which is in keeping with the character of development of adjacent properties.
 - The proposed development is consistent and in harmony with the adjacent properties and is consistent with the allowed land uses in the City of Charleston Zoning Ordinance.
 - The character of the district will not be harmed. This project will provide completion to the existing development of adjacent properties and infrastructure that was previously installed.

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, October 6, 2021

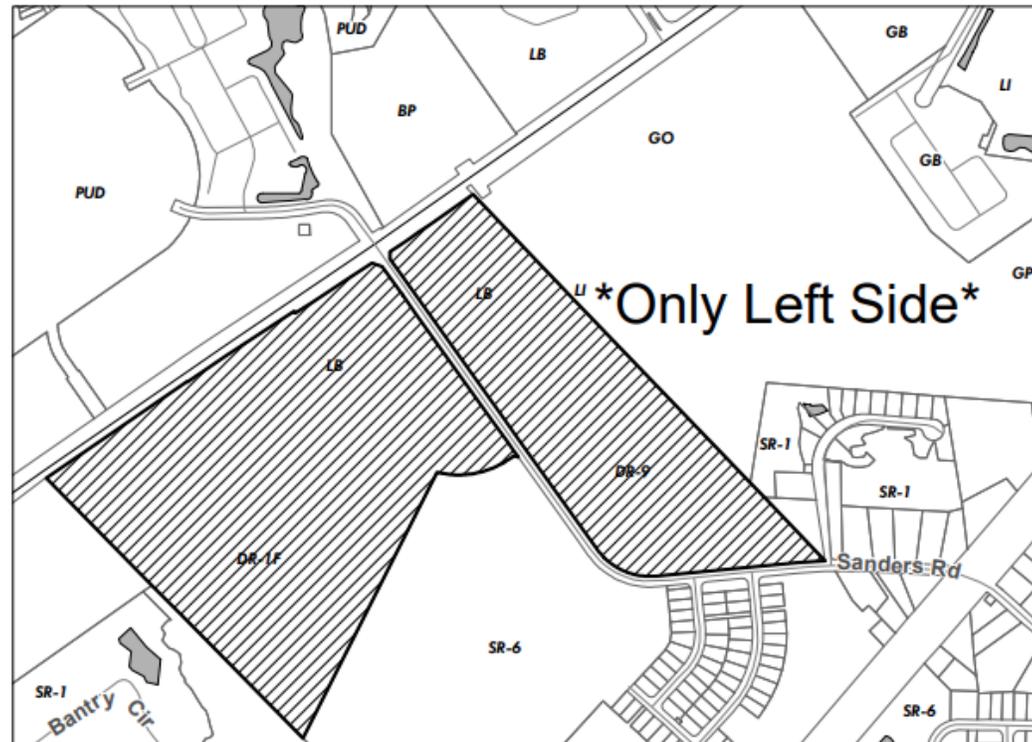
ITEM A 1

Bees Ferry Rd/Sanders Rd

(West Ashley)

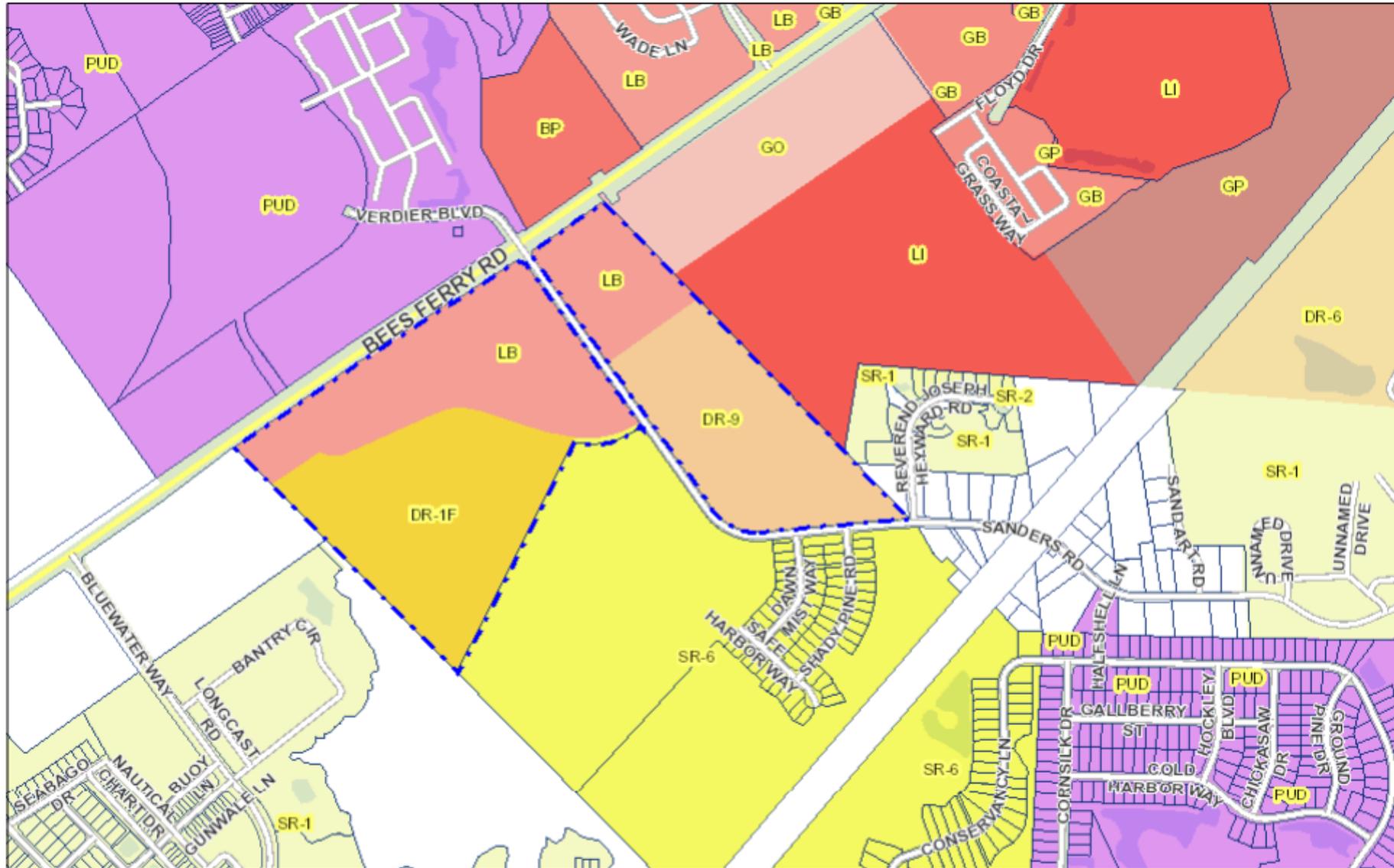
TMS# 286-00-00-001

ZONED LB/DR-1F

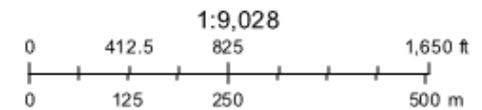


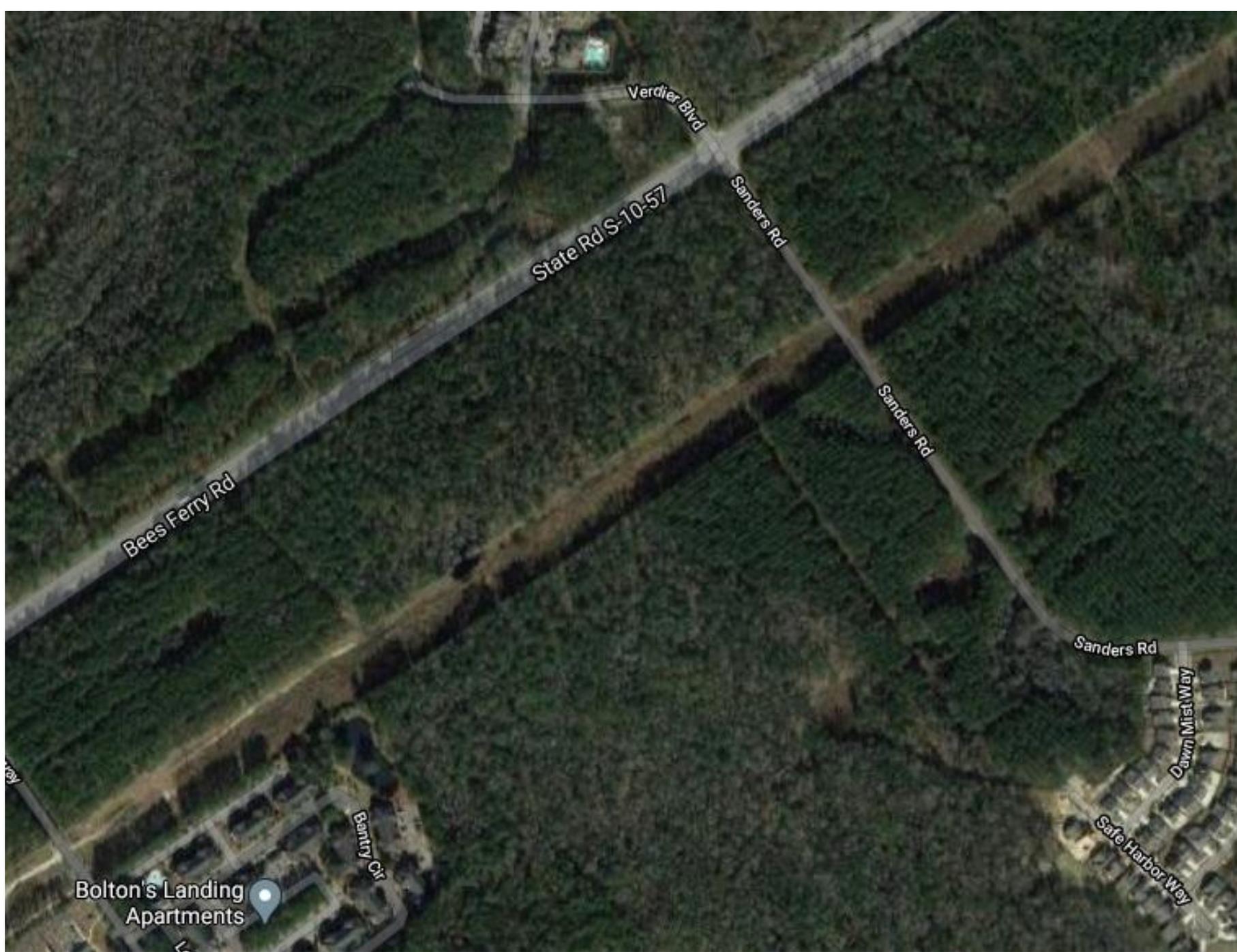
 Subject Property

Bees Ferry Rd. & Sanders Rd.



March 28, 2021





GRAND TREE SUMMARY

TREE GRADE	TREE QUANTITY	PROPOSED REMOVAL
GRADE "A"	0	0
GRADE "B"	28	1
GRADE "C"	12	7
GRADE "D"	8	7
GRADE "E"	37	27
NOT GRADED	48	0

* - F GRADED TREES TO BE CONFIRMED BY CITY STAFF FOR REMOVAL (REMOVAL VARIANCE NOT REQUIRED)
 TOTAL GRAND TREES TO BE REMOVED = 13 (10% OF TOTAL - F'S NOT INCLUDED)
 TOTAL GRAND TREES TO REMAIN = 83 (80% OF TOTAL - F'S NOT INCLUDED)

LEGEND:

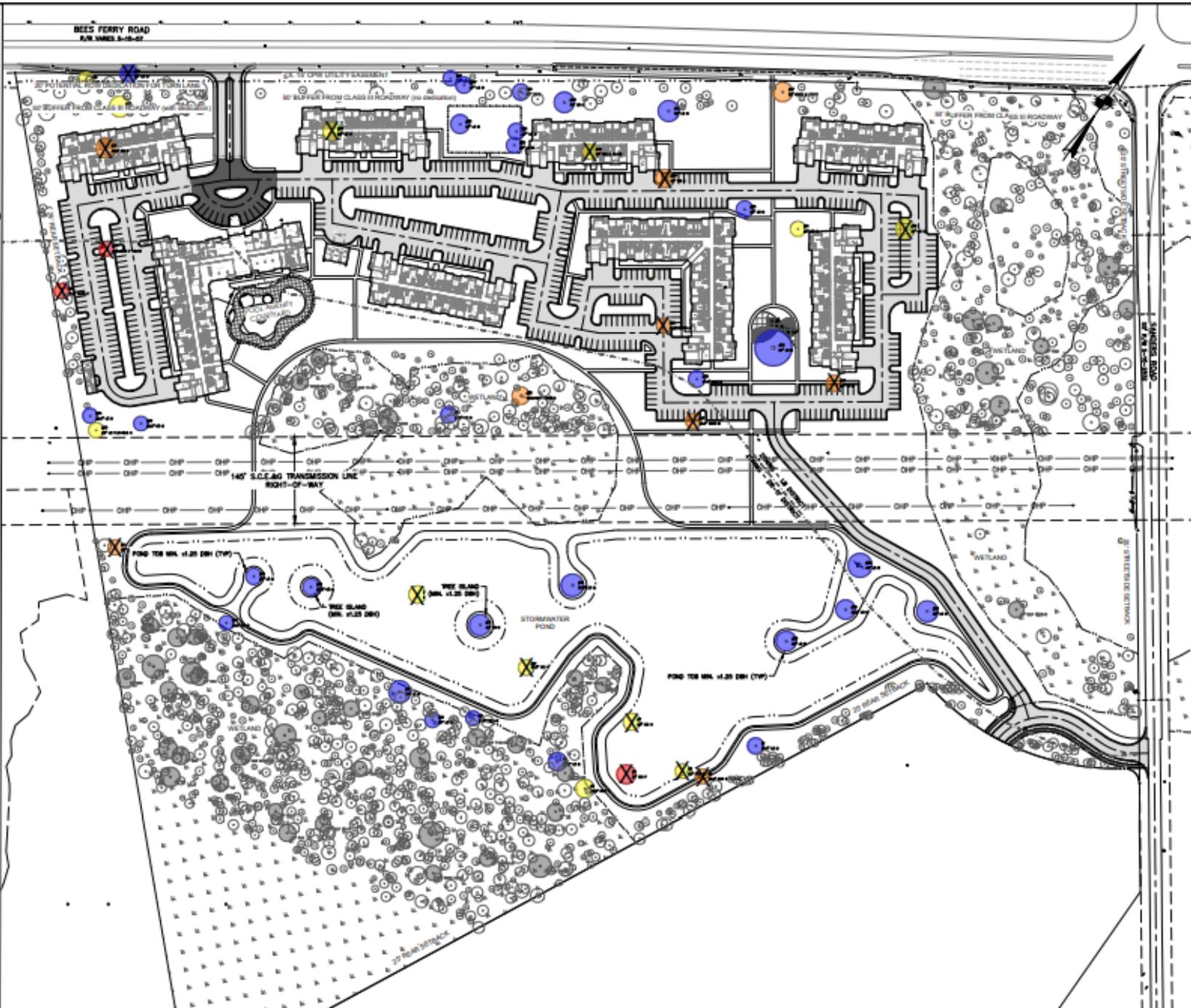
GRAND TREE TO BE REMOVED BY VARIANCE (TYP.)

OVERALL TREE SUMMARY

	Total	Removed	Remaining		
Pines	1,024	1,332	82%	200	18%
Protected	2,098	1,376	52%	1,322	48%
Grand	58	15	25%*	43*	75%
TOTAL	4,420	2,723	62%	1,697	38%

* - F GRADED TREES NOT INCLUDED
 TOTAL SITE ACREAGE = 52.1 AC.
 TOTAL TRANSMISSION R/W ACREAGE = 5.8 AC.
 NET SITE ACREAGE = 46.3 AC.
 TOTAL TREES PER ACRE TO REMAIN = 36.4 TREES/AC.

GRAPHIC SCALE



482 JIMMIE DODDSON BLVD. • SUITE 100
 WET. PRESTON, SC 29464 • 843.649.0000
 www.thomashutton.com

DAVIS DEVELOPMENT
 CITY OF CHARLESTON, CHARLESTON COUNTY, SC
 RHODES CROSSING M/F
 TREE REMOVAL PLAN

DATE	11/21/2014
SCALE	AS SHOWN
DESIGNED BY	...
CHECKED BY	...
DATE	11/21/2014

X1.2

BEE'S FERRY ROAD
R/W VARIES S-10-57

20' POTENTIAL ROW DEDICATION FOR TURN LANE
50' BUFFER FROM CLASS III ROADWAY (with dedication)

EX. 15' CPW UTILITY EASEMENT
50' BUFFER FROM CLASS III ROADWAY (no dedication)

50' BUFFER FROM CLASS III ROADWAY

25' REAR SETBACK

POOL AMENITY COURTYARD

WETLAND

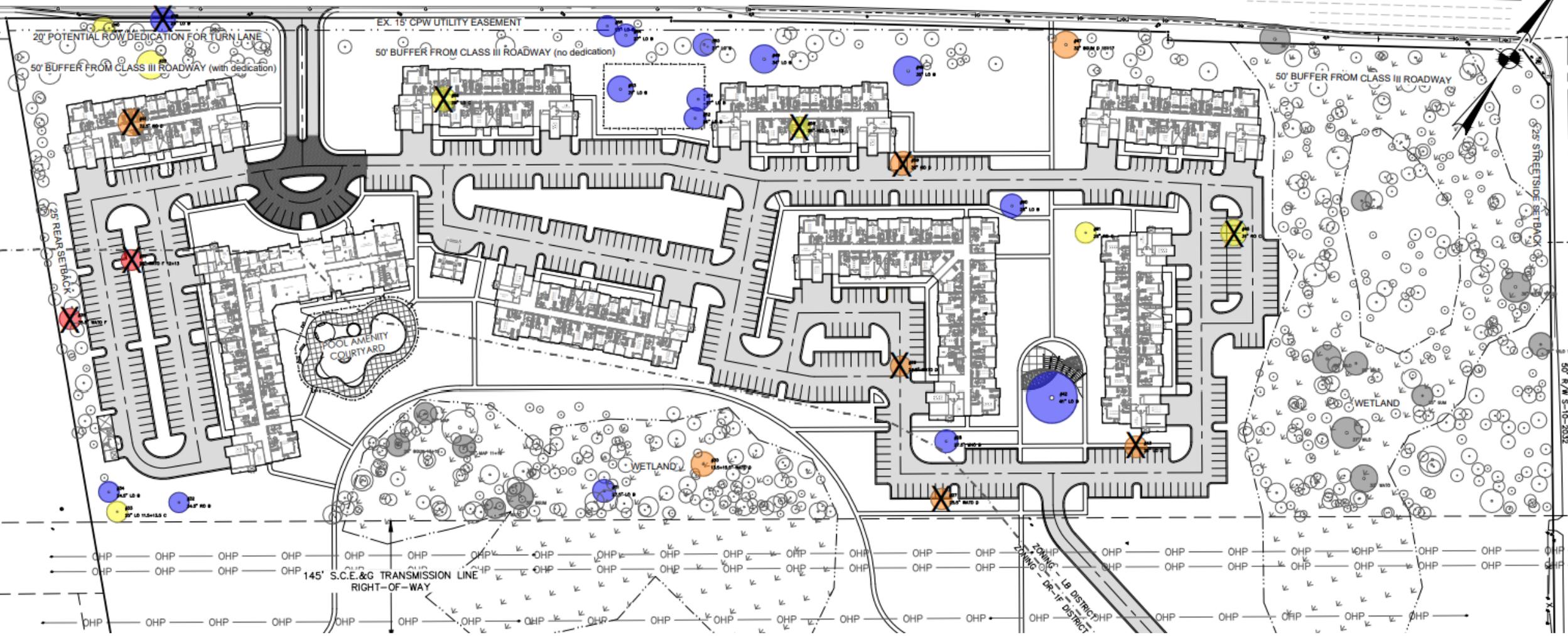
WETLAND

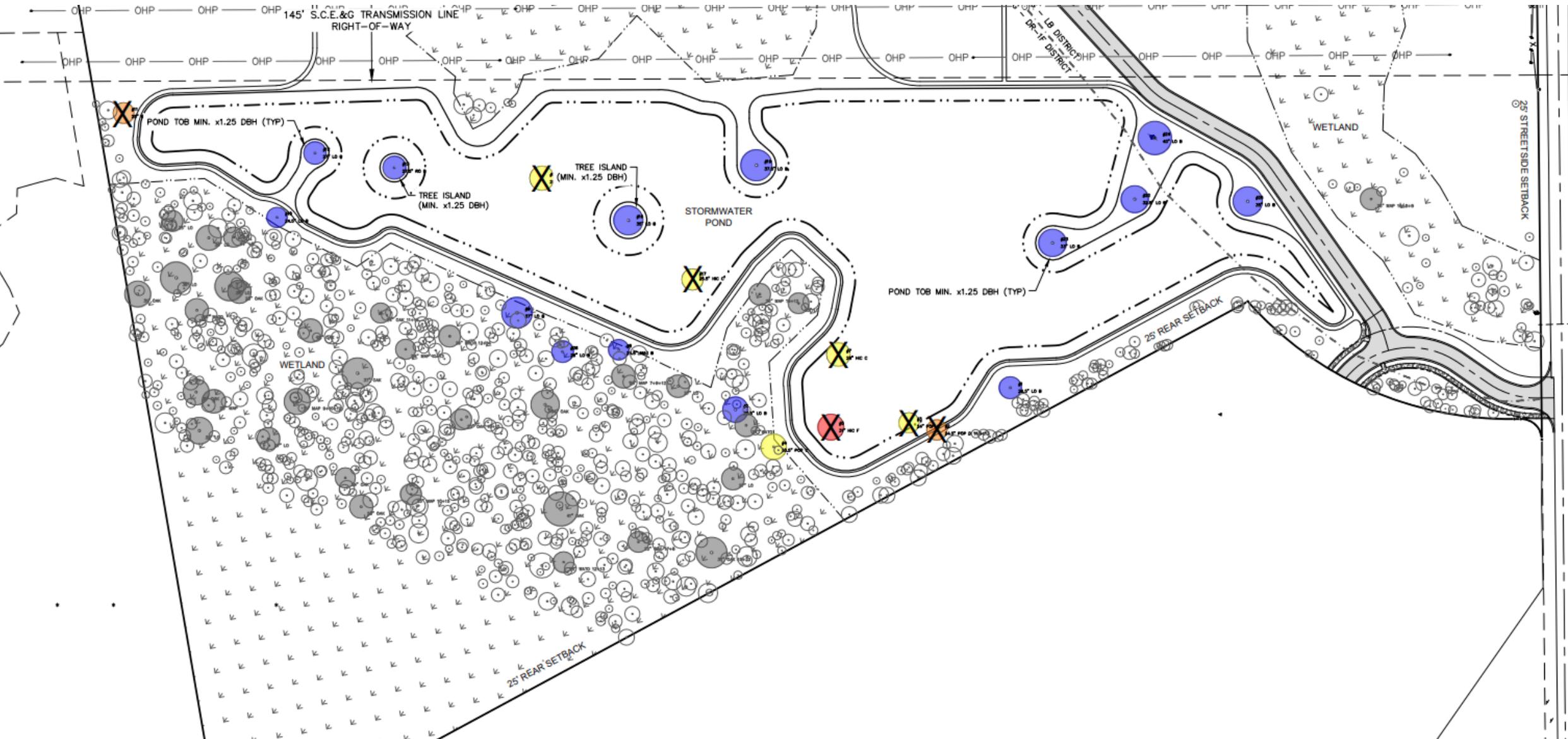
625' STREETSIDE SETBACK

SANDERS ROAD
50' R/W S-10-2032

145' S.C.E.&G TRANSMISSION LINE
RIGHT-OF-WAY

ZONING - LB DISTRICT
ZONING - DR-1F DISTRICT





TREE GRADES & COMMENTS BY NATURAL DIRECTIONS, LLC

Tree #	DBH	Speices	Category	Grade	Comments	Condition	BZA Request Type
2	11.5-13	Poplar	IV	D	Stump sprouts - Poor Form	Poor	Special Exception
3	24	Poplar	IV	C	Poor form	Fair	Special Exception
5	31	Hickory	II	F	Hollow base - Storm Damage	Poor	None
7	28	Hickory	II	C	Poor form - Gurdled	Fair	Variance
11	10.5-14.5	Water oak	III	D	Utility prune - Broken top	Poor	Special Exception
15	29	Black gum	I	C	Poor form	Fair	Variance
17	25.5	Hickory	II	B*		Good	Variance
27	25.5	Water oak	III	D	Leaning - Poor form	Poor	Special Exception
29	24.5	Water oak	III	D	Broken top - Hollow	Poor	Special Exception
35	25.5	Water oak	III	F*	Hollow base - Broken top	Poor	Special Exception
37	12-13	water oak	III	F	Broken top - Hollow	Poor	None
39	29	live oak	I	B		Good	Variance
41	32.5	red oak	II	D	Hollow base	Poor	Variance
43	26	Live Oak	I	D*	Storm Damage - Decay	Fair	Variance
44	23.5	Red Oak	II	C		Fair	Variance
45	31	Red Oak	II	C	Forked - Poor Form	Fair	Variance
56	29	Live Oak	I	C	Suppressed	Fair	Variance
57	23.8	Red Oak	II	C	Poor Form	Fair	Variance
58	12/13	Hickory	II	C		Fair	Variance
59	30	Red Oak	II	D	Decay - Broken Top	Poor	Variance

*Tree grade downgraded by City Zoning Administrator

Agenda Item #B-1

695 CITADEL HAVEN DRIVE
(West Ashley)

TMS # 310-03-00-075 & 310-08-00-030

Request a variance from Section 54-327 to allow the removal of one grand tree.

Zoned GB-A



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- [X] A Variance and/or Special Exception as explained on page 2 of this form.
[X] Tree Removal [] Landscaping/buffers [] Parking surface [] Other
[] Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
[] Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 6, 2021
Property Address 695 Citadel Haven Drive TMS # 310-03-00-075 & Portion of 310-08-00-007
Property Owner 70 NC Real Estate, LLC Daytime Phone 828-989-2672
Applicant Hoyt+Berenyi, LLC Daytime Phone 828-989-2672
Applicant's Mailing Address 326 Seacoast Parkway Suite 200, Mount Pleasant, SC 29464
E-mail Address ahorner@hoytberenyi.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineer/Representative
Zoning of property GB

Information required with application: (check information submitted)
[X] Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
[X] Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
[X] For requests to remove trees, evaluations/reports from certified or qualified arborists
[X] Check, credit card or cash (make checks payable to the City of Charleston) (Check to be dropped off upon electronic submittal)
[] YES or [X] NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:
[] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant [Signature] Date 8/31/2021

For office use only
Date application received
Staffperson Fee \$
Time application received
Receipt #

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Please see attached document.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



August 31, 2021

[via email]

Eric Schultz
City of Charleston
Dept. of Planning, Preservation & Sustainability Zoning Division
2 George St
Charleston SC, 29401

RE: **West Ashley Toyota**
TMS#: 310-03-00-075, 310-08-00-007
BZA-SD Variance Request

Dear Eric:

Variance Request: Removal of one (1) 12-12" Yellow Poplar tree associated with the West Ashley Toyota project Citadel Haven Drive. The subject grand tree is very close to the required access location. Saving the tree does not appear feasible and an attempt for the new paving and tree to coexist would likely cause further impacts to the tree's health. This application is requested pursuant to Sec. 54-327 and Sec. 54-329 of the City of Charleston Zoning Ordinance.

#1 – 12-12" Yellow Poplar grade D

Evaluation Procedures: The tree has been evaluated by Forrest S. Evans, a Certified Arborist with Natural Directions, LLC, in order to verify species, caliper size, health condition and grade of the tree. Alex C. Horner, P.E. with Hoyt+Berenyi, LLC, also inspected and verified size of the tree provided on the tree survey.

Variance Criteria:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The subject grand tree is very close to the access location which is required to align with driveway across Citadel Haven Drive. Also, the tree is located more near to the interior middle of the site making it difficult to design around the tree while maintaining a proper traffic flow. These are exceptional and extraordinary conditions pertaining to this particular piece of property.

2. These conditions do not generally apply to other property in the vicinity;

Generally other properties in the vicinity don't contain grand trees near the required access point.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

The parking layout is designed to provide an appealing and functional development, complete circular internal traffic flow and sufficient parking to meet the needs of the project. The tree placement is not conducive for the anticipated development and attempting to avoid removal presents a cumbersome restriction.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

As the tree is graded as a "D" and removal will help ensure the success of a thoughtfully designed parking layout with proper maneuverability, removal will not result in the detriment to adjacent property or character of the district.

If you have any questions, or require any additional information, please do not hesitate to contact me at (828) 989-2672, or via email at ahorner@HoytBerenyi.com.

Sincerely,

Alex C. Horner, P.E.
Senior Engineer
Hoyt + Berenyi
ahorner@HoytBerenyi.com

Copy: 18-044

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, October 6, 2021

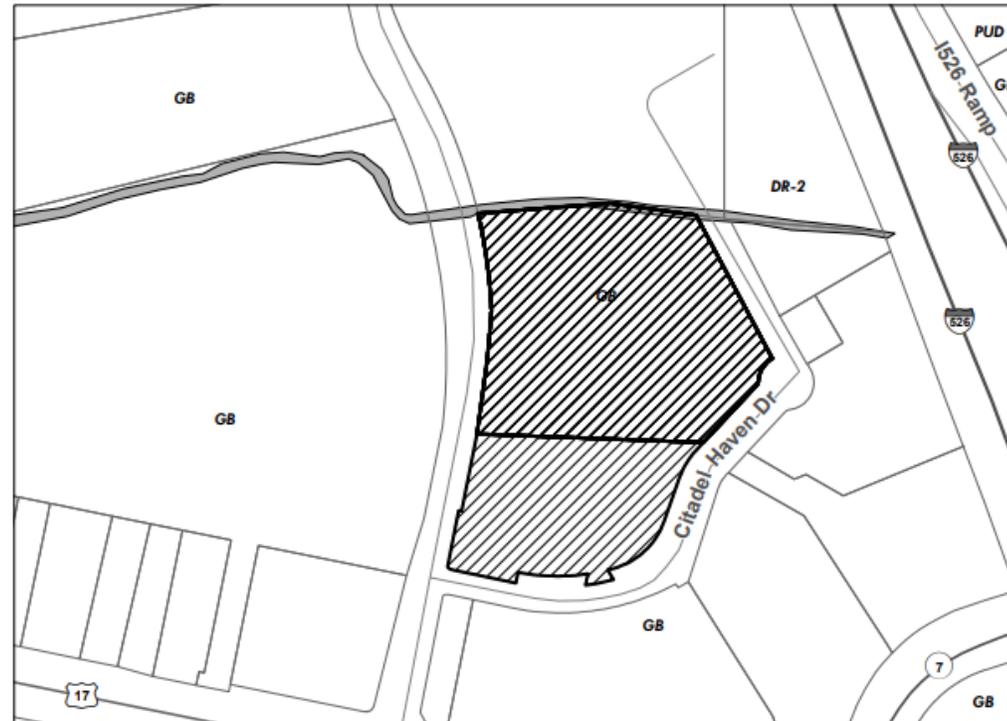
ITEM B 1

695 Citadel Haven Dr

(West Ashley)

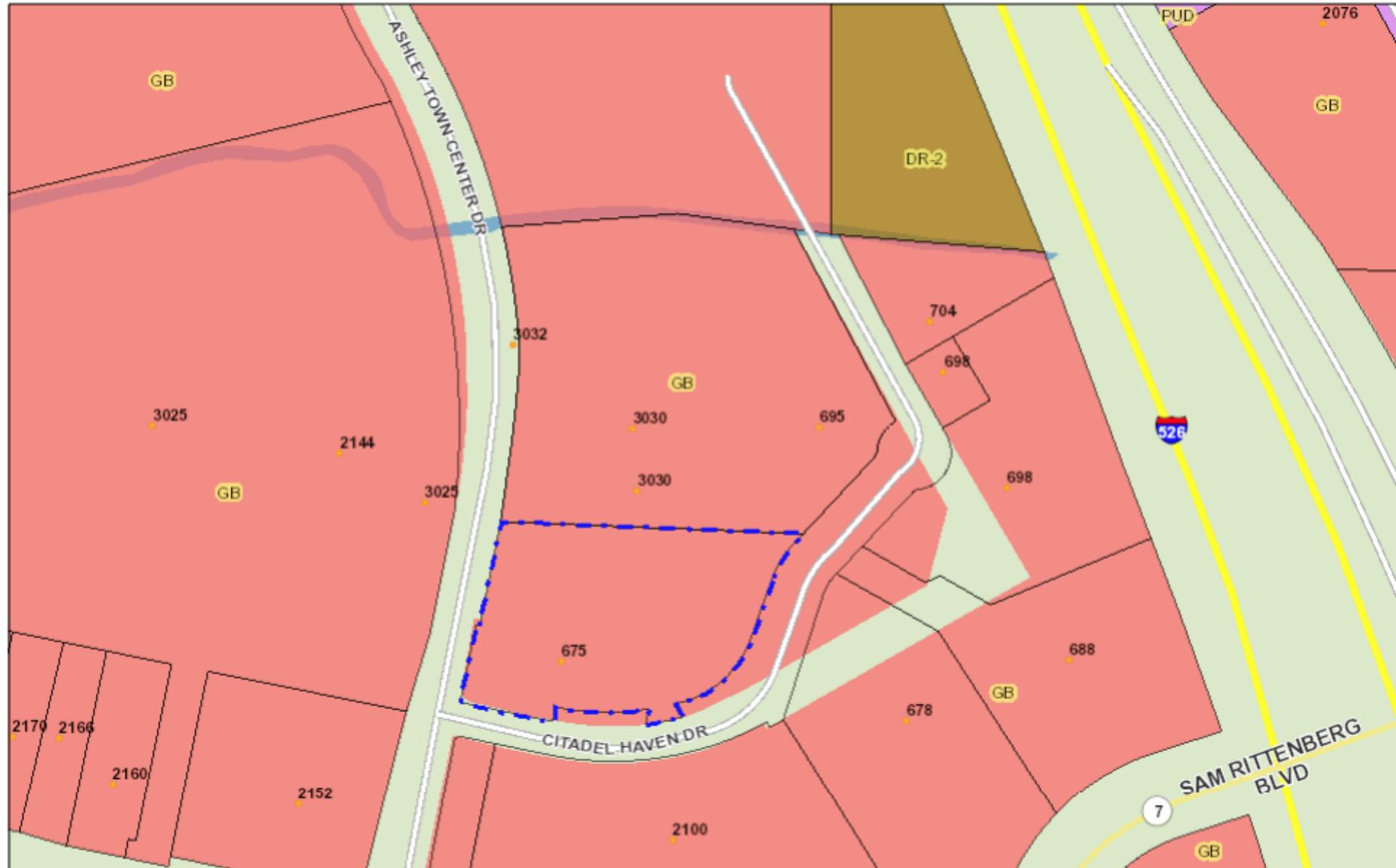
TMS# 310-03-00-075 & 310-08-00-030

ZONED GB-A

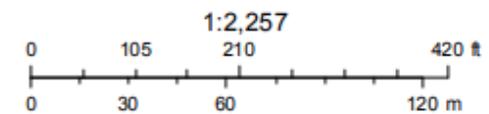


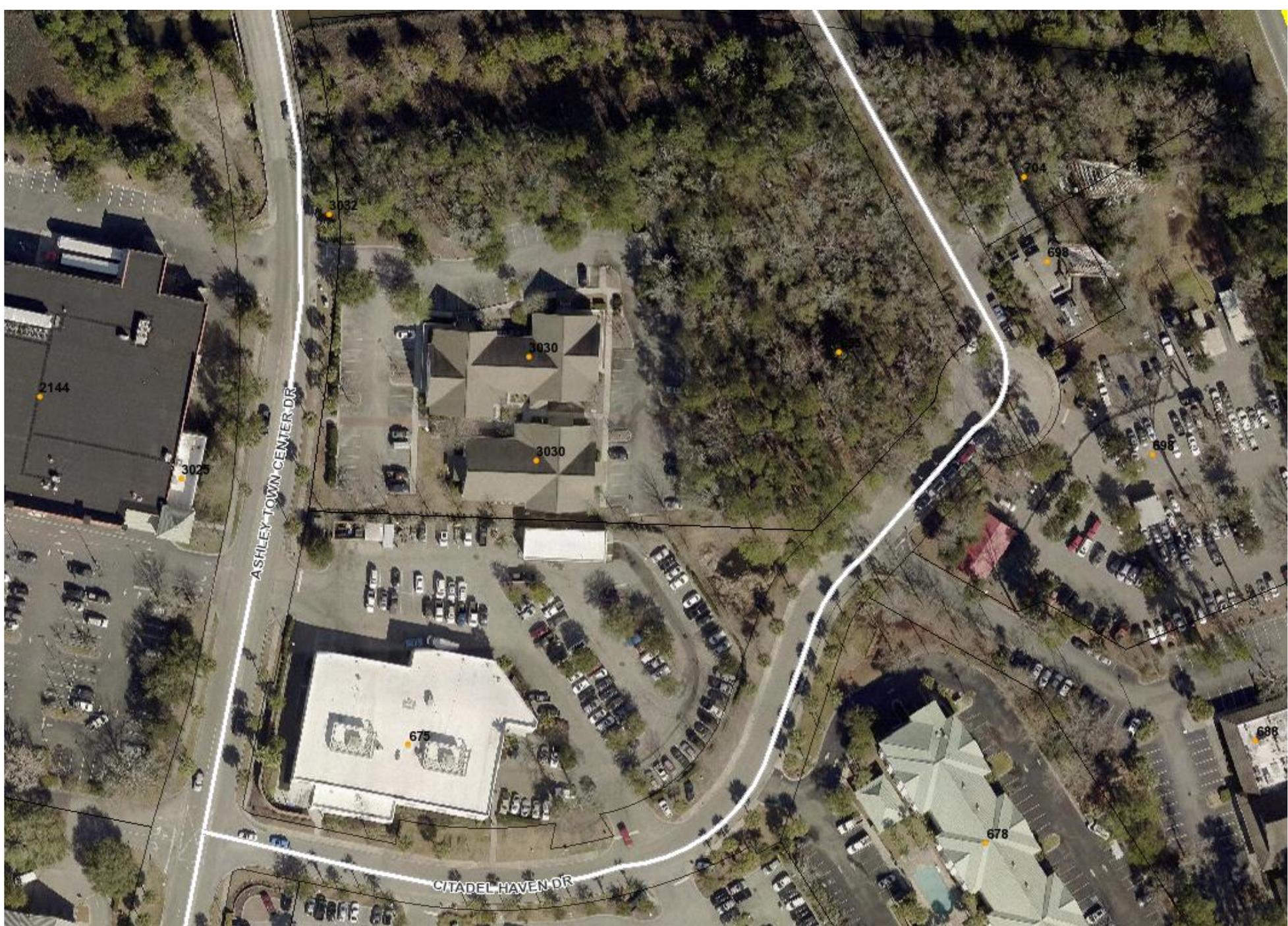
 Subject Property

695 Citadel Haven Drive



September 28, 2021





ASHLEY TOWN CENTER DR

CITADEL HAVEN DR

2144

3025

3032

3030

3030

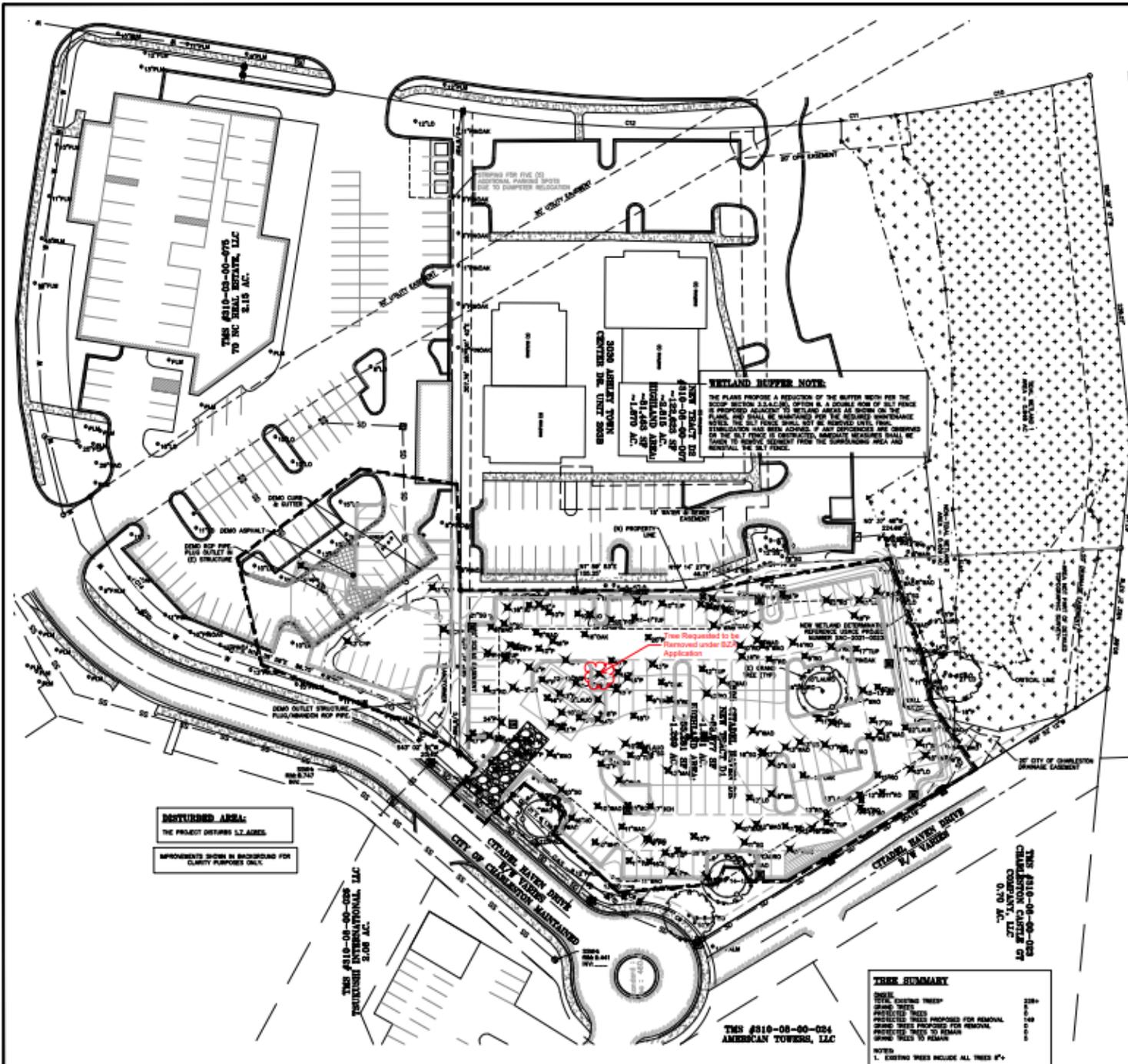
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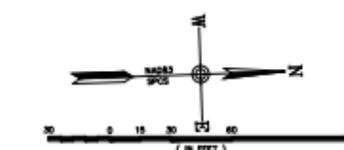
698

698



- SWPPP AND DEMOLITION NOTES:**
1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
 2. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF SITE.
 3. COORDINATE REMOVAL, RELOCATION, DEMOLITION, AND INSTALLATION OF PUMP PIPES, TRENCHES, CONDUIT, GAPS, AND OTHER SMALL UTILITIES WITH UTILITY PROVIDERS.
 4. ANY MONITOR WELLS UNDERGROUND STORAGE TANKS, CONTAMINATED SOILS, OR OTHERS ENCOUNTERED DURING CONSTRUCTION SHALL BE ADDRESS BY THE CONTRACTOR ACCORDING TO SUBMITTAL REGULATIONS.
 5. CHEMICALS, PAINTS, SOLVENTS AND OTHER MATERIALS SHALL BE STORED SUCH THAT EXPOSURE RISK TO PRECIPITATION AND STORMWATER RUNOFF IS LOW.
 6. CONCRETE WASTEWATER SHALL BE COLLECTED IN AN AREA OF SOIL ARMY FROM SURFACE WATER WELLS. USE OF A FILTER OR EQUIVALENT THE FILTER. REMAINING GROUT SHALL BE DISPOSED OF IN A DUMPSTER OR OTHERWISE REMOVED FROM THE SITE.
 7. SO-REPAIRING, IF REQUIRED, SHALL BE CONDUCTED IN A PERMANENT AREA AND SHALL BE CONTINUED COMPLETELY WITH THAT AREA. REMOVAL OF SOILS FROM EXISTING WELLS OR OTHERS SHALL BE CONDUCTED FROM EXISTING WELLS STORMWATER FACILITIES AND SURFACE WELLS.
 8. SEE SHEET C10 FOR SOILS-IMPACTS STATEMENTS NOTES.
 9. ALL LAND DISTURBING ACTIVITIES SHALL REMAIN WITHIN THE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY AS SHOWN.
 10. SEDIMENT SHALL NOT BE MAINTAINED INTO WELLS. IT SHALL BE REMOVED FROM SEDIMENT BAYS AND PLACED ON-SITE AND STABILIZED OR HAULLED OFF-SITE SO THAT IT DOES NOT RE-ENTER DRAIN WELLS.
 11. TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF LAND DISTURBING CLEARING.
 12. SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED PER SIGNED STATEMENTS NOTES AND REQUIREMENTS.
 13. SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EXCESS SEDIMENT IS TO BE REMOVED OR REPLACED IF THE SEDIMENT ACCUMULATION REACHES THE CAPACITY OF THE DEVICE.
 14. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD INTO ADJACENT PROPERTIES OR RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, HAULING OR TRUCKED FROM VEHICLES OUTSIDE OF THE CONSTRUCTION AREA SHALL BE IMMEDIATELY REMOVED.
 15. NO IMPACTS ARE PROPOSED OR PERMITTED WHEN THE WETLAND AREAS SHOWN.

- GENERAL SEQUENCE OF CONSTRUCTION**
1. NOTIFY PUBLIC WORKS 48 HOURS IN ADVANCE OF LAND DISTURBANCE AND SCHEDULE PRE-CONSTRUCTION CONFERENCE WITH ENGINEER/PUBLIC WORKS.
 2. INSTALLATION AND MAINTENANCE OF TREE PROTECTION AND PERIMETER CONTROLS.
 3. CLEARING AND GRUBBING THESE AREAS NECESSARY FOR INSTALLATION OF ADDITIONAL PERIMETER CONTROLS.
 4. CONSTRUCTION OR REMAINING PERIMETER CONTROLS.
 5. REMAINING CLEARING AND GRUBBING.
 6. ROUGH GRADING.
 7. STORM DRAINAGE INSTALL WITH MILE FILTERING TRANSITION FILTERS AS PAVING PROGRESSES.
 8. FINAL GRADING, CURBING, AND PAVING.
 9. LANDSCAPING AND SITE STABILIZATION.
 10. SUBMIT STORM DRAINAGE AS-BUILT TO ENGINEER FOR REVIEW.
 11. CONTACT CITY OF CHARLESTON STORMWATER AND ENGINEER FOR FINAL INSPECTION AND PROJECT CLOSURE.
 12. REMOVAL OF SEDIMENT CONTROLS.
- CHANGES TO THE SEQUENCE OF CONSTRUCTION OPERATIONS MAY BE MODIFIED BY THE PERSON CONDUCTING THE LAND DISTURBING ACTIVITY OR THEIR REPRESENTATIVE AND DO NOT CONSTITUTE A VIOLATION UNLESS MEASURES TO CONTROL, STABILIZED BLANKET AND SEDIMENT ARE NOT UTILIZED.



WETLAND BUFFER NOTE:
 THE PLANT PROPOSED A REDUCTION OF THE BUFFER WIDTH FOR THE WETLAND BETWEEN 2.5-ACRES FROM 6' TO 3' AND 3' TO 1.5' WHERE IS PROPOSED ADJACENT TO WETLAND AREAS AS SHOWN ON THE PLAN. THE CITY SHALL BE MAINTAINED FOR THE REMOVAL OF THE BUFFER. THE SILT SOCKS SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION HAS BEEN COMPLETED AND CONSIDERED APPROVED ON THE SILT SOCKS IS OBTAINED. IMMEDIATE MEASURES SHALL BE TAKEN TO STOP SEDIMENT FROM THE SURROUNDING AREA AND MAINTAIN THE SILT SOCKS.

TREE SUMMARY

EXISTING TREES TO REMAIN
 PROPOSED TREES TO BE REMOVED
 PROPOSED TREES TO REMAIN
 PROPOSED TREES TO BE REMOVED
 PROPOSED TREES TO REMAIN

NOTES:
 1. EXISTING TREES INCLUDE ALL TREES 4" DBH

RESTORED AREA:
 THE PROJECT DISTURBS THESE AREAS.
 IMPROVEMENTS SHOWN IN BACKGROUND FOR CLARITY PURPOSES ONLY.



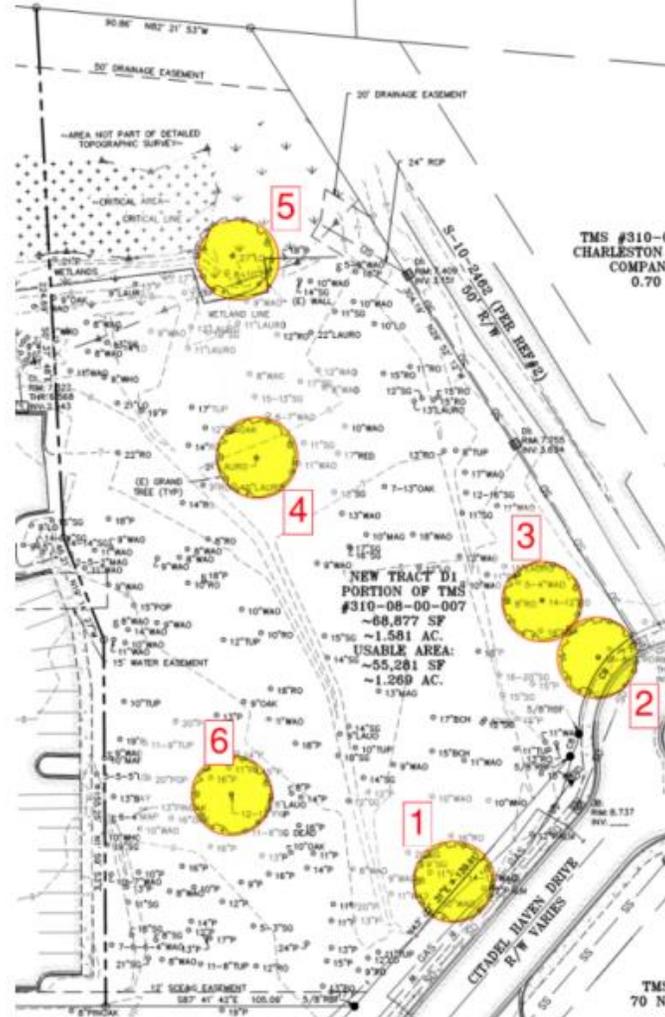
Anderson Toyota Car Lot
 TMS #010-08-00-007, 027 - 031
 City of Chehawata, SC

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/18/2024
2	ISSUED FOR PERMIT	04/18/2024
3	ISSUED FOR PERMIT	04/18/2024
4	ISSUED FOR PERMIT	04/18/2024
5	ISSUED FOR PERMIT	04/18/2024
6	ISSUED FOR PERMIT	04/18/2024
7	ISSUED FOR PERMIT	04/18/2024
8	ISSUED FOR PERMIT	04/18/2024
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98	ISSUED FOR PERMIT	04/18/2024
99	ISSUED FOR PERMIT	04/18/2024
100	ISSUED FOR PERMIT	04/18/2024

PROJECT # 16-000
 SCALE: 1" = 30'
 SHEET TITLE: Demo and SWPPP
 SHEET NUMBER: C3.0

West Ashley Toyota

Tree Number	DBH (inches)	Speices	Grade	Comments	Comments	Condition
1	12/14	Water Oak	C	V-Shaped Crotch	Lean	Fair
2	8/19.5	Red Oak	C	Poor Form		Fair
3	12/14.5	Red Oak	C			Fair
4	24.5	Laurel Oak	C	Crook	Poor Form	Fair
5	26	Live Oak	B	Lean		Good
6	12/12	Yellow Poplar	D	V-Shaped Crotch	Hollow	Poor



Arborist
Report
C4.0

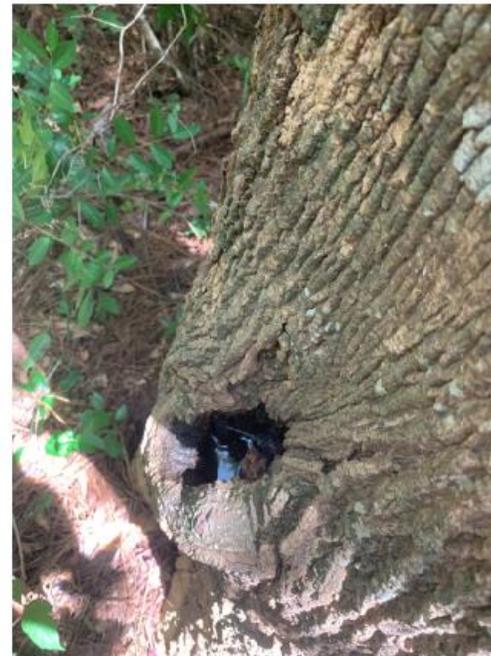
West Ashley Toyota
BZA-SD Variance Request
Tree Photos



Subject Tree #6 – 12-12" Yellow Poplar



Subject Tree #6 – 12-12" Yellow Poplar – Other Side



Subject Tree #6 – 12-12" Yellow Poplar – Showing Hollow Trunk

Agenda Item #B-2

1521 SAVANNAH HIGHWAY
(West Ashley)

TMS # 349-01-00-016

Request a variance from Section 54-327 to omit the 15 protected trees per acre requirement.

Zoned GB-A



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- [x] A Variance and/or Special Exception as explained on page 2 of this form.
[x] Tree Removal [] Landscaping/buffers [] Parking surface [] Other
[] Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
[] Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 6, 2021

Property Address 1521 Savannah Hwy Charleston, SC 29407 TMS # 349-01-00-016

Property Owner VCKHS Magnolia LLC Daytime Phone 843-200-4646

Applicant Earthsource Engineering-Eric Ladson Daytime Phone 843-881-0525

Applicant's Mailing Address 962 Houston Northcutt Blvd, Suite 200 Mount Pleasant, SC 29464

E-mail Address ladsone@earthsourceeng.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineer (Representative)

Zoning of property GB

Information required with application: (check information submitted)

- [] Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
[] Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
[] For requests to remove trees, evaluations/reports from certified or qualified arborists
[] Check, credit card or cash (make checks payable to the City of Charleston)
[] YES or [x] NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- [] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Eric Ladson Date 08/31/21

For office use only
Date application received
Staffperson
Fee \$
Time application received
Receipt #
Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
(843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Owner is requesting the removal of protected trees on site to provide drive aisle and associated parking spaces. Granting of the variance will not bear a negative impact to adjacent properties, public good, or the character of the district due to the nature of the redevelopment of the site and due to the poor health and aesthetics of the trees to be removed.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

“These trees, more in particular the cedars(front) and hackberry cluster(rear), are located in the drive aisles and will prevent traffic circulation of the proposed site layout. The application of the ordinance to this particular piece of property would unreasonably restrict the utilization of the property. Granting of the variance will not bear a negative impact to adjacent properties, public good, or the character of the district due to the nature of the redevelopment of the site and due to the poor health and aesthetics of the trees to be removed.”

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

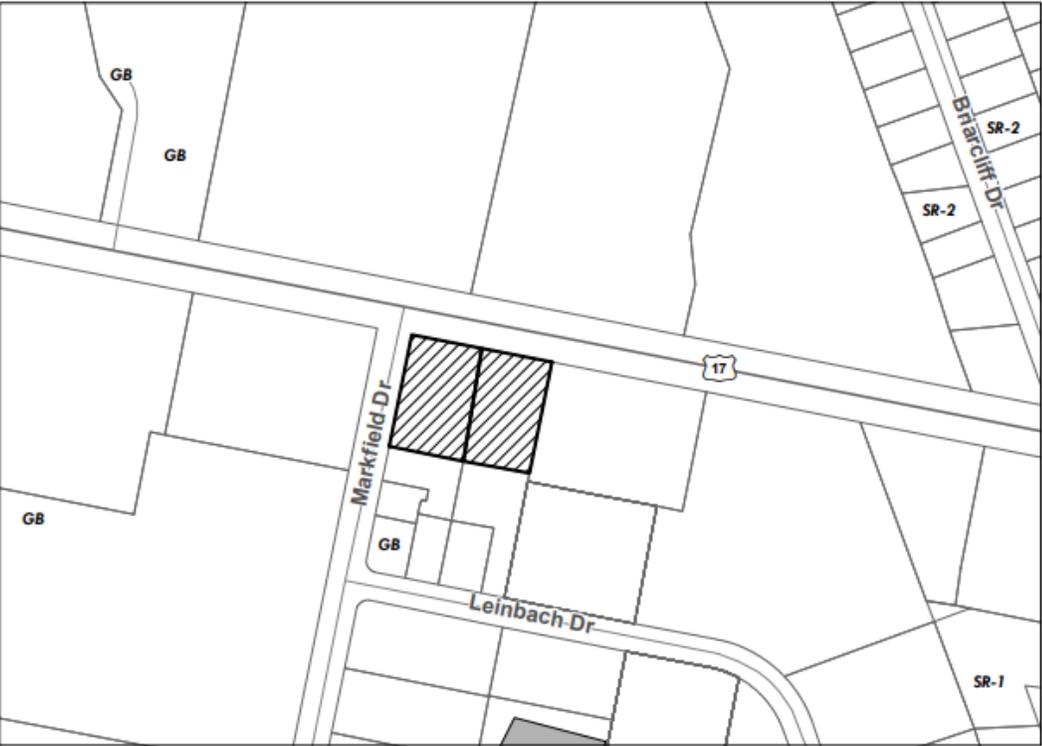
Wednesday, October 6, 2021

ITEM B 2
1521 Savannah Hwy

(West Ashley)

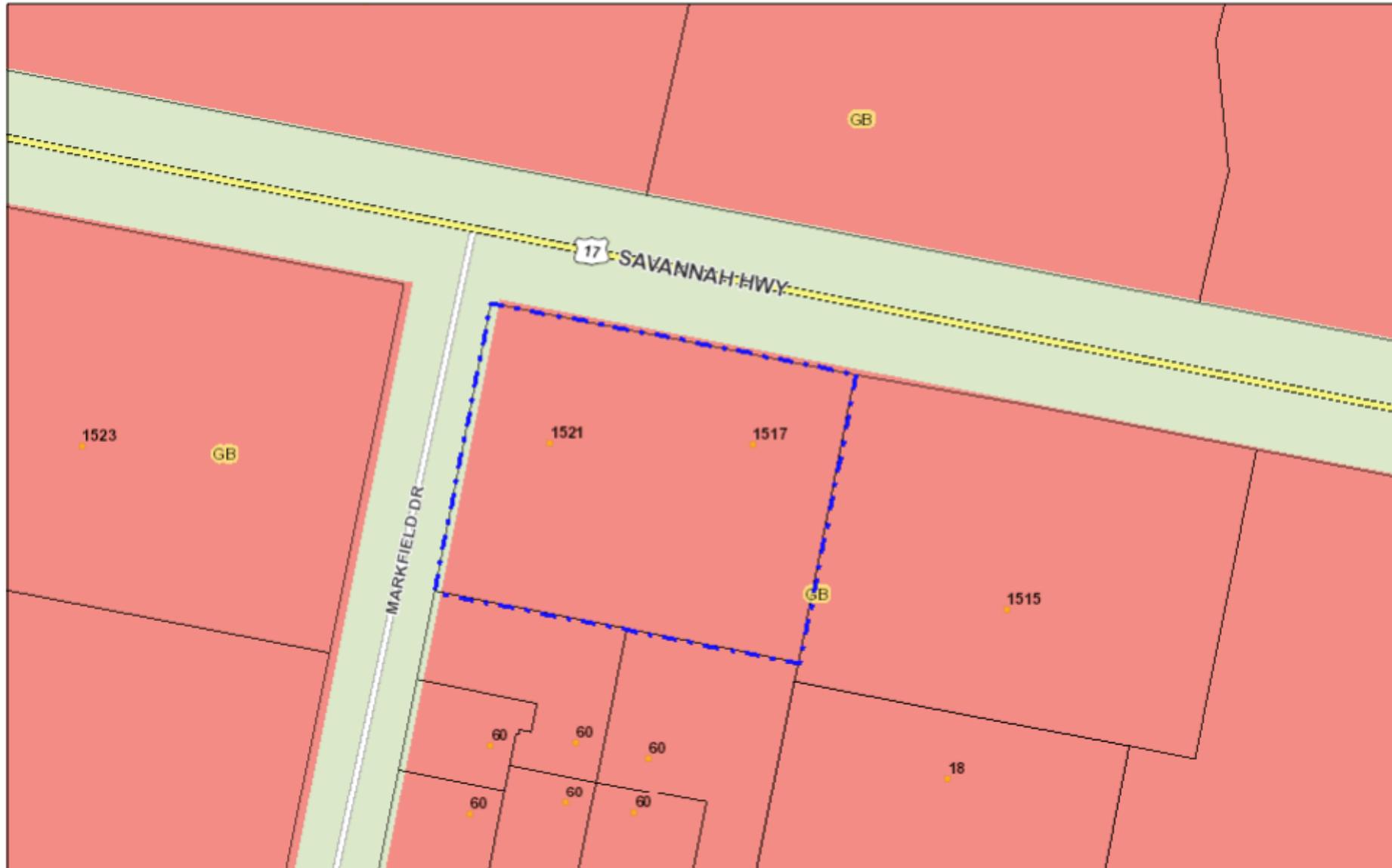
TMS# 349-01-00-016

ZONED GB-A

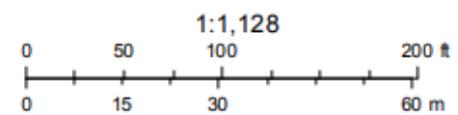


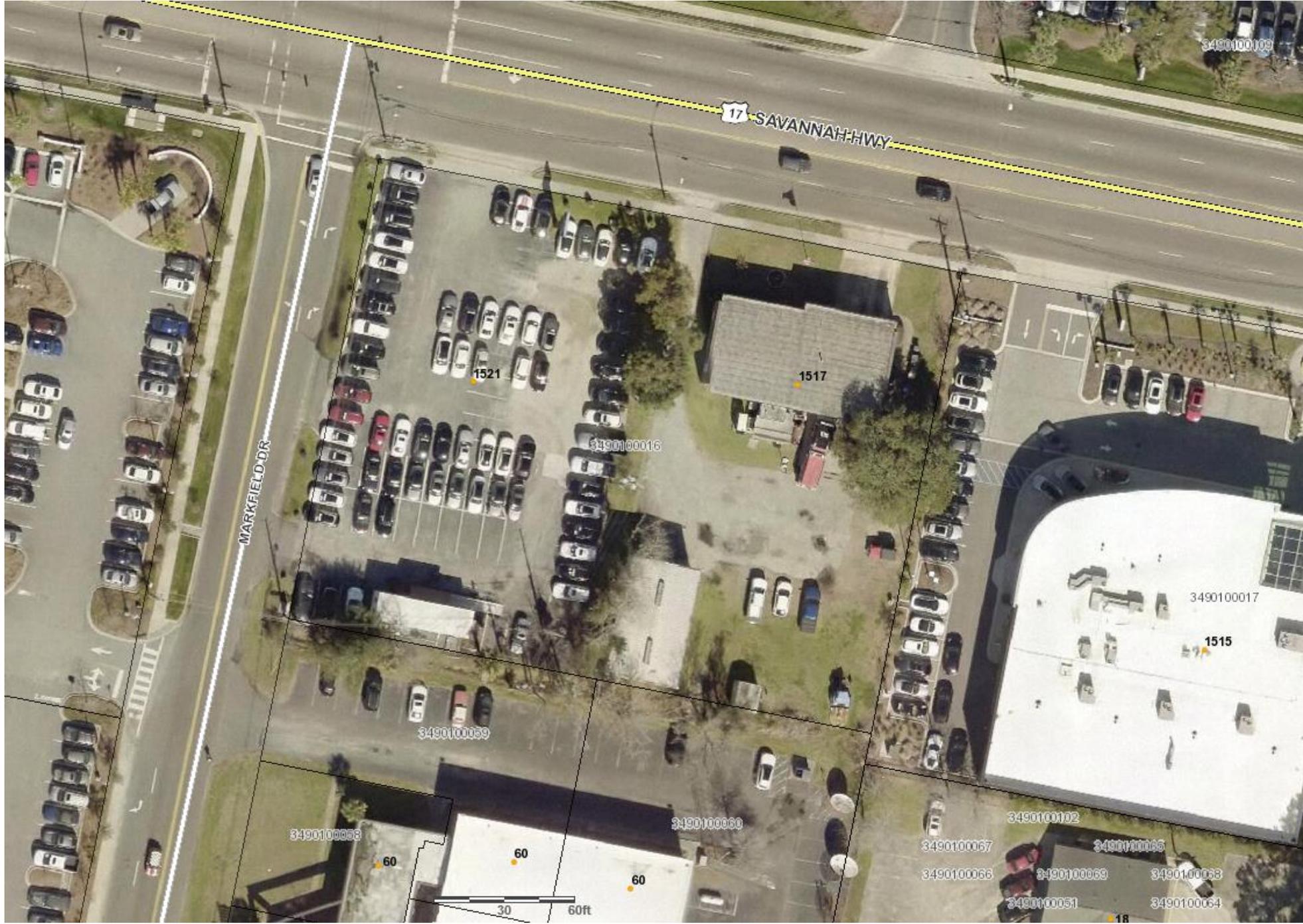
 Subject Property

1521 Savannah Highway



September 28, 2021





- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY
 - SIDE OF PAVEMENT
 - UTILITY LINE
 - LIMITS OF CONSTRUCTION/IMPACT FENCE
 - IRON PIPE FOUND
 - EXISTING WATER MAIN
 - EXISTING 8" WATER MAIN
 - EXISTING 12" RCP DRAINAGE
 - EXISTING 6" RCP MANHOLE
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING COMMUNICATIONS VALVE
 - EXISTING ELECTRIC VALVE
 - EXISTING TRAFFIC SIGNAL VALVE
 - EXISTING ELECTRIC PANEL
 - EXISTING GAS VALVE
 - EXISTING TEL. CABINET
 - EXISTING STEAM VALVE
 - EXISTING STEAM INLET
 - EXISTING LIGHT POLE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING DRAINAGE FLOW PATTERN
 - EXISTING TREE TO BE REMOVED
 - TREES TO BE PROTECTED
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING BRICK SIDEWALK TO BE REMOVED
 - EXISTING CONCRETE TO BE REMOVED
 - EXISTING GRAVEL TO BE REMOVED

LIMITS OF DISTURBANCE - 1.3 ACRES

SITE SURFACES:

TOTAL PRE-DEVELOPED PAVED SURFACE AREA	0.38 ACRES	28% OF SITE
TOTAL PRE-DEVELOPED IMPAVED SURFACE AREA	0.83 ACRES	62% OF SITE
TOTAL SITE AREA	1.21 ACRES	

SITE DATA:
 TMS#: 349-01-00-015
 CITY ID: TRC-SP2020-000375
 LOT SIZE: 1.25 ACRES
 LIMITS OF DISTURBANCE: 1.3 ACRES
 FLOOD ZONE: X
 FIRM PANEL#: 45012CD426K
 DATE: January 23, 2021
 ZONED: GB
BUFFERS:
 FRONT: 5'
 SIDE (NORTH): 25'
 SIDE (SOUTH): 5'
 REAR (SOUTH): 5'
SETBACKS:
 FRONT (NORTH): SAME AS BUFFERS (SAB)
 FRONT (WEST): SAB
 REAR (EAST): SAB
 REAR (SOUTH): SAB
BUILDING AREA:
 DEALERSHIP USE: 11,240 SQ. FT.
 TOTAL USE: 11,240 SQ. FT.
 MAX. BUILDING HEIGHT: 55'
 PROPOSED BUILDING HEIGHT: +/- 30'
PARKING REQUIRED:
 USE: 1 SPACE PER 400 SQ. FT. 28 SPACES
 TOTAL REQUIRED: 28 SPACES
PARKING PROVIDED:
 REGULAR: 30 SPACES
 HANDICAP: 2 SPACE
 TOTAL: 32 SPACES
BOUNDARY DATA:
 TBM PK. NAIL FOUND IN SIDEWALK
 ELEVATION=4.92' DATUM: NAVD 88

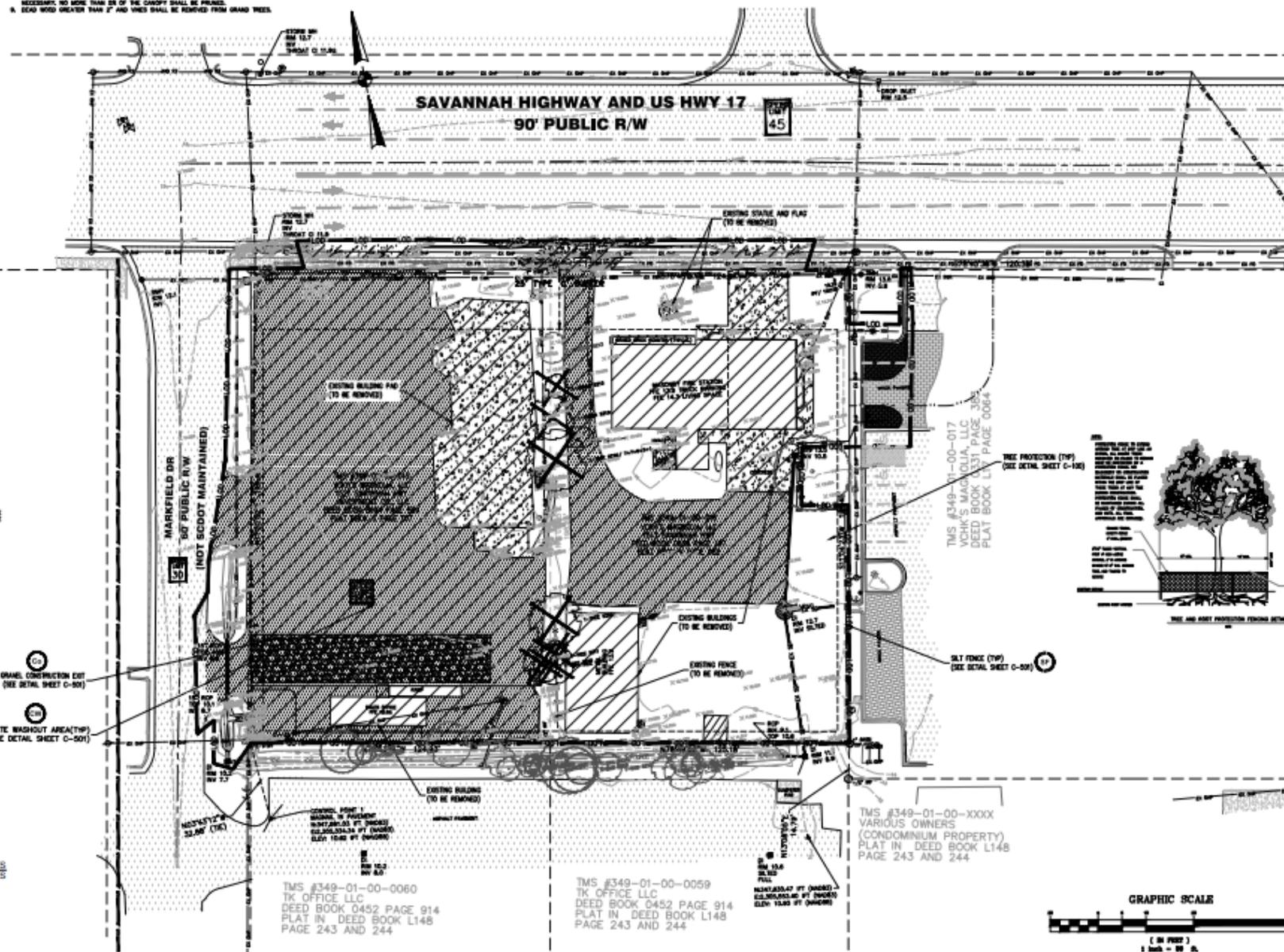
CONSTRUCTION ADJACENT TO GRAND TREE
 1. CONTRACTOR TO CONTACT SA (OWNER) IMMEDIATELY PRIOR TO BEGINNING CONSTRUCTION. THE SA AND PROJECT CONSULTING ENGINEER SHALL ASSESS THE SITE AS OUTLINED BY NATURAL DISPOSITION. SHALL BE FOLLOWED THROUGHOUT CONSTRUCTION.
 2. CONTRACTOR/OWNER TO CONTACT LOCAL MUNICIPALITY AUTHORITY IF ROOT PROTECTION IS REQUIRED NEARBY EXISTING TREE PROTECTION ZONE.
 3. RETAIN AND MAINTAIN TREE PROTECTION ZONES, AS SHOWN, TO PROTECT TREE ROOT SYSTEMS.
 4. AT ALL TIMES DURING CONSTRUCTION, WORK WITHIN THE TREE PROTECTION ZONES SHOULD BE SUPERVISED BY A PERSON QUALIFIED WITH NO KNOWLEDGE OF ANY TREE DURING THE PROTECTION PERIOD.
 5. TREE PROTECTION ZONES SHALL NOT BE USED FOR STORAGE OF ANY MATERIAL AT ANY TIME DURING CONSTRUCTION.
 6. APPLY SPECIFIED VOLUME OF MULCH TO GRAND TREE BEFORE & AFTER CONSTRUCTION TO STABILIZE ROOT GROWTH AND IMPROVE SOIL CONDITIONS TO HELD THE TREE SOIL WITH DROPS FROM ANY SOIL LOSS DUE TO PILING OR OTHER CONSTRUCTION ACTIVITIES.
 7. APPLY A 2" LAYER OF MULCH TO GRAND TREE TO TREE PROTECTION ZONES. NO SOIL SHALL BE INTRODUCED IN THIS AREA.
 8. CROPPY PLANTS FOR BURNING PURPOSES SHALL BE COMPLETED WHERE NECESSARY. NO MORE THAN 25% OF THE CROPPY SHALL BE PLANTED.
 9. DEAD WOOD GREATER THAN 2" AND VINES SHALL BE REMOVED FROM GRAND TREES.

SITE SPECIFIC NOTES:
 1. THE SA SHALL BE MAINTAINED AT ALL TIMES.
 2. THE SA SHALL BE MAINTAINED AT ALL TIMES.
 3. THE SA SHALL BE MAINTAINED AT ALL TIMES.

TREE TABULATION

EXISTING	PROTECTED
PROTECTED TREES (1"-24")	7 (100' DBH)
GRAND TREES (24")	2 (50' DBH)
TOTAL	9
PROTECTED TREES DBH REMAINING	1 (27" DBH)
GRAND TREES DBH REMAINING	1 (32" DBH)
TOTAL TREES	2 (49" DBH)
TREES DBH REMOVED	207' DBH (140' / TREE + 1.25 ACRES)
MULCHING REQUIRED	100' DBH

CONSTRUCTION DELIVERY NOTES:
 1. SET ON 1-26 EAST
 2. TREE AND ROOT PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. CONTINUE ON US-17N TO MARVELLO DRIVE.
 4. BOTH LEFT & RIGHT TURNING TRAFFIC CAN ENTER/CROSS THE SITE VIA MARVELLO DRIVE ON THE SHARED INTERCHANGE WITH BAKER FORD.



EARTHSOURCE
 ENGINEERING & ARCHITECTURE
 1527 SAVANNAH HIGHWAY
 CHARLESTON, SC 29407

BAKER MOTORS AMR SALES CENTER
 1527 SAVANNAH HIGHWAY
 CHARLESTON, SC 29407

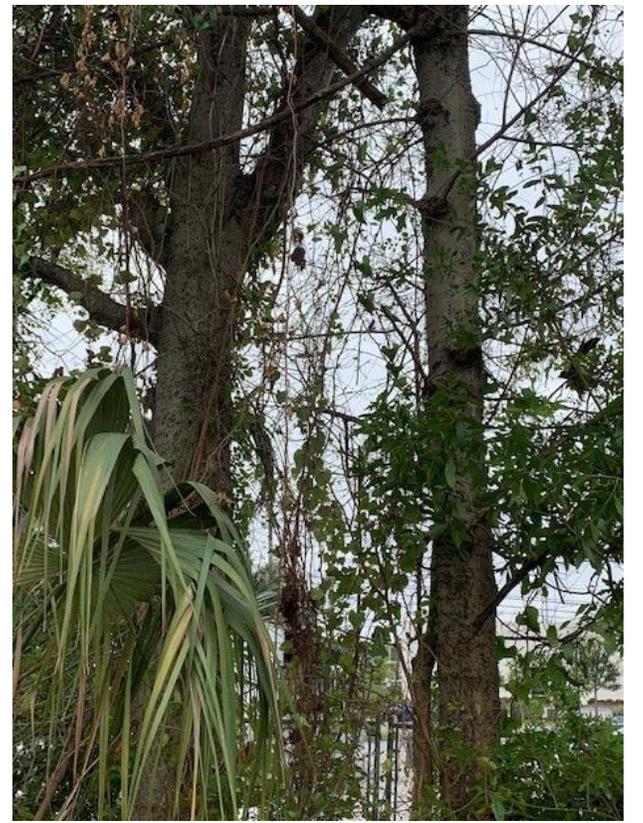
EXAS TRNG CONDITIONS, DEMOLITION & INITIAL SWPPP

REVISIONS

DATE	BY	DESCRIPTION
06/15/21	TRC	21-136

PRELIMINARY TRC SET
 SHEET NUMBER C-100





Agenda Item #B-3

1560 MEETING STREET ROAD
(Silver Hill/Magnolia)

TMS # 464-10-00-061, 006, 120, 121, 123, 124

Request a variance from Section 54-327 to allow the removal of one grand tree.

Zoned UP



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- [X] A Variance and/or Special Exception as explained on page 2 of this form.
[] Tree Removal [] Landscaping/buffers [] Parking surface [] Other
[] Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
[] Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 10.06.21
Property Address 1560 MEETING ST TMS # 444-10-00-061, 006, 120, 121, 123 & 124
Property Owner FIDES/COOPER RIVER CORPORATION LLC Daytime Phone N/A
Applicant TODD RICHARDSON, PLA - SYNCHRONICITY LLC Daytime Phone 843.203.4766
Applicant's Mailing Address 69 MORRIS ST, STE 101, CHARLESTON, SC 29403
E-mail Address TODD@SYNCHRONICITY.DESIGN

Relationship of applicant to owner (same, representative, prospective buyer, other) REPRESENTATIVE
Zoning of property UP-UPPER PENINSULA

- Information required with application: (check information submitted)
[X] Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
[X] Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
[X] For requests to remove trees, evaluations/reports from certified or qualified arborists
[X] Check, credit card or cash (make checks payable to the City of Charleston)
[] YES or [] NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:
[] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant [Signature] Date 9.03.21

For office use only
Date application received _____ Fee \$ _____ Time application received _____
Staffperson _____ Receipt # _____

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

RESPECTFULLY REQUEST REMOVAL OF A 26" CIRCUMFERENCE 1 WILLOW OAK. THIS TREE IS A 'C' GRADE IN FAIR CONDITION. THE TREE'S ROOT SYSTEM HAS SUSTAINED SIGNIFICANT IMPACT OVER THE YEARS. THE SITE IS A CHALLENGING SHAPE AND SIZE. IN MEETING THE SPIRIT & INTENT OF THE UP DISTRICT, EFFORTS TO EFFECTIVELY DESIGN & CONSTRUCT AROUND A TREE IN THIS STATE WOULD PROVE TO BE INSUFFICIENT, FAILING SHORT OF THE CITY'S INTENT. GIVEN THE INDUSTRIAL NATURE OF THE SURROUNDING PARCELS, THERE WOULD BE NO ADVERSE EFFECTS TO PUBLIC GOOD, DISTRICT CHARACTER OR ADJACENT PARCELS.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

RESPECTFULLY REQUEST SPECIAL EXCEPTION FOR THE REMOVAL OF TWO 'D' GRADE MULBERRY TREES; TREE #1 (5/5.5/6.5") AND TREE #3 (6/7.5/10/10/13") RESPECTIVELY. THESE TREES ARE GRADUALLY AS "POOR" AND THEIR REMOVAL IS TO REMOVE THEIR HAZARD.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



DATE: September 3, 2021
PROJECT: 1560 Meeting St, Charleston, SC
PARCEL: TMS# 464-10-00-061, 006, 120, 121, 123 & 124
PURPOSE: BZA-SD Variance Hardship Narrative

To Whom It May Concern:

We respectfully request the removal of a 26" Category I Willow Oak within the parcel. Currently, the tree is a 'C' grade in "Fair" condition. As supported by our enclosed letter by the Arborist, this tree is in decline and will continue until reaching the point of failure and/or hazard.

Based upon the City's Variance Test, below are our stated positions of hardship:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property:
 - The site is a challenging shape & size. In meeting the spirit & intent of the development standards set forth by the UP-Upper Peninsula zoning district, efforts to effectively design and redesign around the tree in this site would prove to be insufficient and problematic; thus falling short of the City's urban mixed-use intent for this section of the Peninsula.
2. These conditions do not generally apply to other property in the vicinity:
 - Given the industrial nature of the area, few trees exist, especially within functional sections of said parcels.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:
 - The tree's location exists in a key section of the property intended for functional site and Fire circulation, while the parcel's programmatic design reflects the zoning's intent.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance:
 - There would be no adverse effects to public good, district character, or adjacent parcels from either functional or aesthetics standpoints.

We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Richardson".

Todd Richardson, PLA

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, October 6, 2021

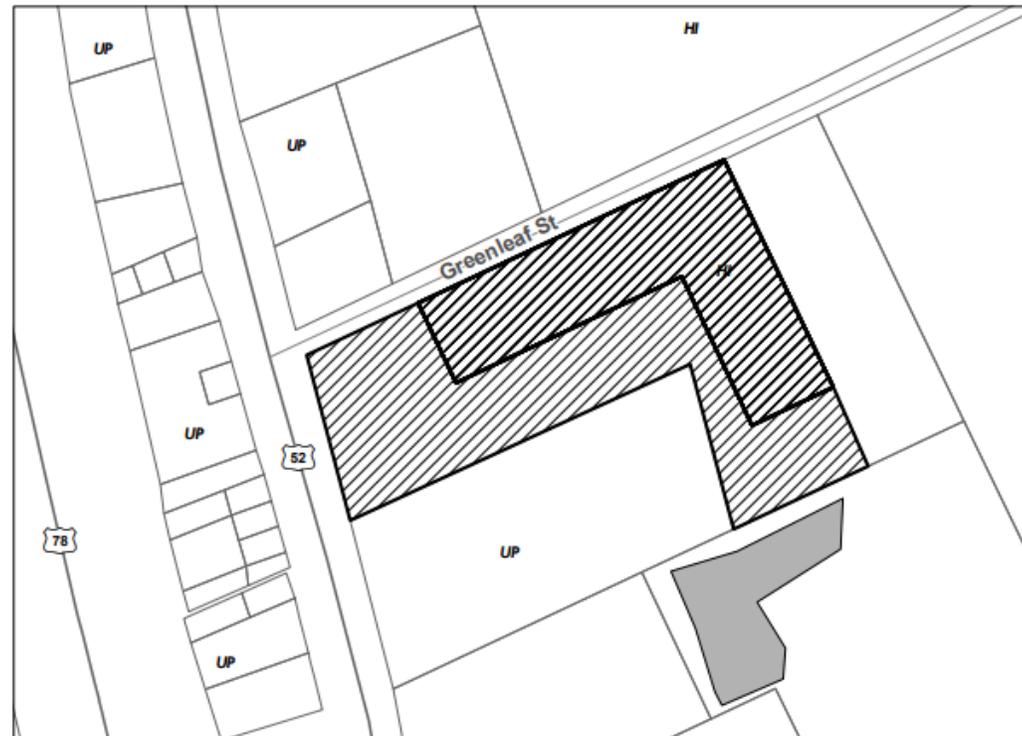
ITEM B 3

1560 Meeting St

(Silver Hill/Magnolia)

TMS# 4641000061, 006, 120, 121,
123, 124

ZONED HI/UP

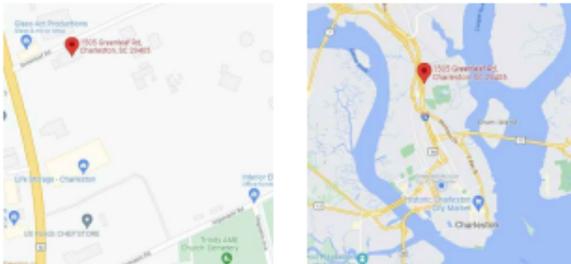


 Subject Property



1560 MEETING ST

LOCATION MAPS



U P P E R P E N I N S U L A

TMS #: 464-10-00-061, 006, 120, 121, 123, & 124

EXISTING ZONING: UP

CITY PROJECT ID: TBD

O W N E R

FIDES DEVELOPMENT JOHN HILLMAN
 3017 BOLLING WAY NE
 ATLANTA, GA 30305
 P: 404.443.4040

L A N D S C A P E A R C H I T E C T

SYNCHRONICITY, LLC TODD RICHARDSON, PLA
 721 KING STREET, SUITE C
 CHARLESTON, SC 29403
 P: 843.203.4766

A R C H I T E C T

LS3P RICHARD GOWE, AIA
 205 1/2 KING STREET
 CHARLESTON, SC 29401
 P: 843.958.5491

C I V I L

SEAMON WHITESIDE PATTERSON FARMER, PE
 501 WANDO PARK BLVD #200
 MOUNT PLEASANT, SC 29464
 P: 843.884.1667



S H E E T I N D E X

LANDSCAPE ARCHITECTURE

L-000	TITLE AND INDEX
-	SURVEY (BY OTHERS)
L-100	SITE PLAN
L-101	TREE IMAGES

RELEASE HISTORY

09.03.21	BZA-SD SUBMITTAL



CHARLESTON
 SOUTH CAROLINA
1560 MEETING STREET

SHEET TITLE

INDEX

SHEET #

L-000

JOB #: 00000.00
 DATE: 09.03.2021
 RE: BZA-SD

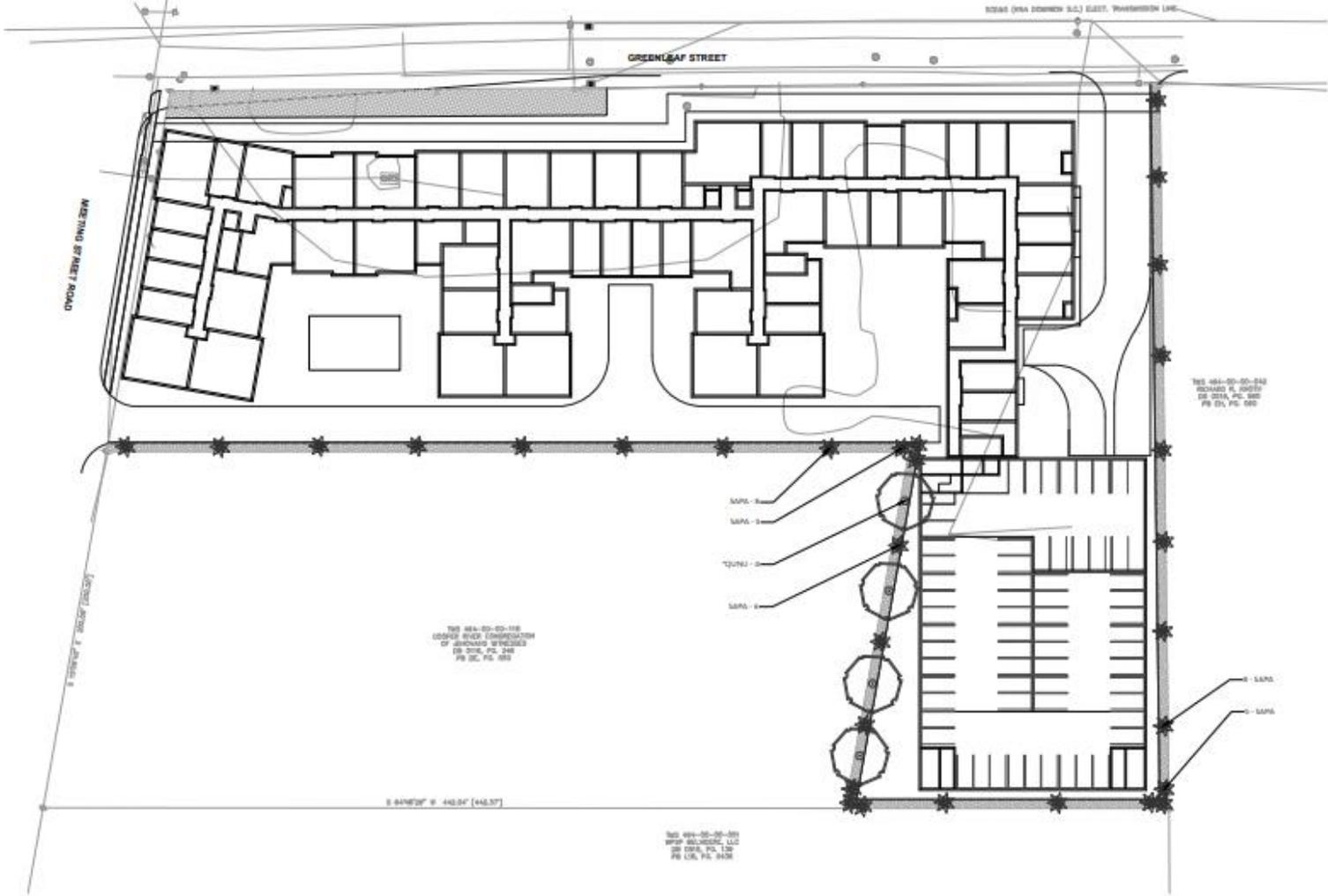
NOT FOR CONSTRUCTION

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PLANT SCHEDULE							
LANDSCAPE TREE	BOTANICAL NAME	COMMON NAME	DBH	HT	SPACING	QTY	REMARKS
			2.5" DIA.	10' H	PER PLAN	4	SPECIFIC: SPHERICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, MITIGATION TREE
PLANT	BOTANICAL NAME	COMMON NAME	DBH	HT	SPACING	QTY	REMARKS
			10" DIA.	10' H	PER PLAN	30	SPECIFIC: SPHERICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, RELOCATED EXISTING TREE

10" TREE MITIGATION	
10" REQUIRED MITIGATION	
TQUNU	NUTTALL OAK (16-18")
	4 TOTAL @ 2.5" EACH = 10"
TOTAL PROVIDED ON SITE MITIGATION: 10"	
TOTAL PROVIDED CITY TREE BANK MITIGATION: 0"	
0" @ \$295 / 2.5" = \$0	

RELOCATED PALMS	
30 EXISTING PALMS TO BE RELOCATED PER PLAN	
SAPA	SABAL PALMETTO (1-16-18")
	30 TOTAL



1560 MEETING STREET CHARLESTON SOUTH CAROLINA

SHEET TITLE
LANDSCAPE PLAN
SHEET #
L-400
JOB #: 00000.00
DATE: 09.03.2021
DC: BZA-SO

NOT FOR CONSTRUCTION

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SUBJECT TREE #1 - 5/5.5/6.5" MULBERRY (D); VIEW OF FORM



SUBJECT TREE #2 - 26" WILLOW OAK (C); VIEW OF FORM



SUBJECT TREE #3 - 6/7.5/10/10/13" MULBERRY (D); VIEW OF FORM

1560 MEETING STREET
CHARLESTON
SOUTH CAROLINA

SHEET TITLE

TREE IMAGES

SHEET #

L-101

JOB # 00000.00

DATE 09.03.2021

RE: BZA-SO

NOT FOR CONSTRUCTION



September 27, 2021

Todd Richardson
Synchronicity
69 Morris Street, Ste 101
Charleston, SC 29403

Dear Mr. Richardson,

The following is my condition report for the oak tree at 1560 Meeting Street. The tree is a 26" Willow Oak – C Grade (fair condition). The tree is directly behind one of the existing buildings bordering Greenleaf Road. There are a few spots of decay through out the tree. Over the years, the tree has been utility pruned for the light/power pole that is directly adjacent to the tree. The root zone of this tree is covered by asphalt/ concrete. The condition of the hardscape and condition of the tree is leading me to believe that the tree has been fighting for growing space in the concrete/asphalt for most, if not all, of its life.

Because of these tough growing conditions, it is in my professional opinion that this tree will continue to decline as it has, and will continue, to outgrow its space. With new developments being proposed, even if the tree remains on site, demolition of current hardscapes and buildings around the tree could speed up decline or mortality of this tree.

Please let me know if you have any questions or concerns or would like to meet on site to discuss this tree.

Sincerely,

Forrest S. Evans

Forrest S. Evans.
Certified Arborist SO-10173A